



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

Phone (702) 229-6217

Fax (702) 804-8582

www.lasvegasnevada.gov

To: ROBERT C. JOHNSON, PLS  
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *RWM*  
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS  
STEVE GEBEKE - DEPARTMENT OF PLANNING  
PETER LOWENSTEIN - DEPARTMENT OF PLANNING  
1411 EASTERN L L C  
CIVILWORKS

Date: November 22, 2017

RE: **FINAL MAP 72064 - EASTERN/HINKLE**

Attached is a redlined drawing delineating comments for the above map. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

---

**855251 CURRENT PL Status: Conditional Approval November 16, 2017**

If you have any questions regarding the following Planning comments please call 229-6301

Department of Planning staff has conditionally approved your request for technical review of the blue line Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-72064" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Revise the signature block of the Department of Planning certificate to read:

---

DIRECTOR OF PLANNING  
CITY OF LAS VEGAS

---

**855252 DEVCO Status: Conditional Approval November 22, 2017**

If you have any questions regarding the following Development Coordination comments please call 229-6327

1. Revise the dedication of right-of-way for Hinkle Drive from OR:0824:801625 to 19:18074.
2. Per Condition #7 of TMP-69211, add a note to the Final Map stating onsite sewer shall be private and per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following alternatives, and the appropriate note shall appear on the face of the recorded Final Map:

1. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

II. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

3. Per Condition #6 of TMP-69211, add a note to the Final Map stating "All lots created by this Final Map shall have perpetual, irrevocable common access rights to all driveways servicing this overall site unless incompatible uses can be demonstrated to the satisfaction of the City Engineer.

4. Per Condition #8 of TMP-69211, add a note on the Final Map stating that all subdivided parcels comprising this commercial subdivision shall provide perpetual inter site common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.

5. Include the Final Map number, FMP-72064, above the Recorder's Block on the cover sheet.

6. Site development to comply with all previous conditions of approval for the Eastern/Hinkle Tentative Map (TMP-69211) and all other site related actions.

---

**855253 SURVEY Status: Denied November 20, 2017**

If you have any questions regarding the following Survey comments please call 229-6217

Please expand the legal description to include a metes and bounds description sufficient to arrive at an area of 2.48 acres.

Provide additional annotation along Eastern Avenue to tie the boundary to the East line of Section 26.

Please correct miscellaneous minor errors, typos or omissions as noted on the attached red lines.

---

End of Comments.

✓ RWM